

# Public Land Auction

Gratiot, Isabella, Mecosta, Montcalm

*August 24th, 2022*

Gratiot, Isabella, Mecosta, and Montcalm Counties



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

Auction: 10:00am EDT to 07:00pm  
EDT

*Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.*





**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit these lands.

Properties may be occupied or “being watched” by former owners or neighbors sympathetic with former owners. Occupants are often unknown and could potentially be volatile, unstable or “anti- government” persons. Even vacant land presents potential for conflict.

Some properties still contain the personal property of former owners (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s office to be sure that what we are selling is what you think it is. **We sell by the legal description only.**
- **You should consider obtaining professional assistance** from land surveyors, property inspection companies or others if you have questions about property attributes.

**PLEASE REMEMBER that property lists can change up to the day-of-auction.**

# Paying for your Auction Purchases

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

## Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## Absentee bidding

- If you do not have internet access, **you can submit an absentee bid by calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

\* = Includes a catalog of DNR Surplus Parcels in this county

<b>Kent*, Oceana*, Ottawa, Muskegon</b>  <b>8/1/2025</b>	<b>Northwestern Lower Peninsula</b> (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*)  <b>8/4/2025</b>	<b>Branch, Hillsdale, Jackson</b>  <b>8/5/2025</b>
<b>Monroe</b>  <b>8/5/2025</b>	<b>Bay, Gladwin, Arenac</b>  <b>8/6/2025</b>	<b>The Thumb Area</b> (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola)  <b>8/7/2025</b>
<b>City of Highland Park</b>  <b>8/15/2025</b>	<b>Eastern Upper Peninsula</b> (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*)  <b>8/18/2025</b>	<b>Western Upper Peninsula</b> (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon)  <b>8/19/2025</b>
<b>Oakland</b>  <b>8/20/2025</b>	<b>Southern Central Lower Peninsula</b> (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*)  <b>8/21/2025</b>	<b>Central Lower Peninsula</b> (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*)  <b>8/22/2025</b>
<b>Barry*, Calhoun, Kalamazoo, St. Joseph</b>  <b>8/26/2025</b>	<b>Allegan*, Berrien, Cass, Van Buren</b>  <b>8/27/2025</b>	<b>North Central Lower Peninsula</b> (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon)  <b>8/28/2025</b>
<b>Antrim, Charlevoix, Emmet</b>  <b>9/2/2025</b>	<b>North Eastern Lower Peninsula</b> (Alcona, Alpena, Cheboygan, Iosco, Presque Isle)  <b>9/3/2025</b>	<b>Saginaw</b>  <b>9/4/2025</b>
<b>Genesee*</b>  <b>9/5/2025</b>	<b>Minimum Bid Re-Offer Auction</b>  <b>9/26/2025</b>	<b>No Reserve Auction</b>  <b>10/31/2025</b>

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 2. Properties Offered

#### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction**. **All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

### 4. Terms of Sale

#### A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

#### B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

#### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

#### D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.



- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

#### F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

#### G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

### 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

### 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### 7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted

on the site other than:

### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

## **B. Occupied Property**

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

## **9. Additional Conditions**

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## **10. Deeds**

### **A. Deed Execution and Delivery**

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

### **B. Restrictive Covenants**

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

## **11. Property Taxes & Other Fees**

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned**. These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## **12. Other**

### **A. Personal Property**

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered *personal property*.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

## **B. Mineral Rights**

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

## **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

# Gratiot

Lot #	Lot Information	Address	Min. Bid
7400	<b>Parcel ID:</b> 03-300-087-00; <b>Legal Description:</b> VILLAGE OF BANNISTER LOT 5 BLOCK 22. <b>Comments:</b> Pictures don't do this one justice...not in a good way. Floors are sunk, wavy, all kinds of unlevel and DANGEROUS! Holes in the floors, heavy roof leakage (roof material itself in surprisingly decent condition) and lots of neglect. Don't believe there to be much worth saving here. Did not investigate lower level/crawl. <b>Additional Disclosures:</b> 34; 35; 36; 66; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$165.94	303 THIRD ST	\$2,761.11
7401	<b>Parcel ID:</b> 05-102-008-00; <b>Legal Description:</b> LOTS 89 & 10 BLK 2 VILLAGE OF MIDDLETON. <b>Comments:</b> Please note: This house was previously listed here with the street address of 320 N Newton, but it is actually 310 N Newton. The street address is also incorrect on the assessor card, but the legal description is for 310 N Newton. This one is a doozy. Floors are missing throughout home in different areas. Looks to be asbestos siding. Roof is very rough shape. Inside there are wires every which way and fixtures missing everywhere. May not be much worth saving here. Did not go below or find electric box or water source. <b>Additional Disclosures:</b> 50; 66; 21; 36; 63 (see key for full text) <b>Summer Tax Due:</b> \$30.48	310 N NEWTON ST ITHACA MI	\$2,961.03
7402	<b>Parcel ID:</b> 06-500-014-00; <b>Legal Description:</b> VILLAGE OF SICKELS BLOCK 5 LOTS 1 & 2 SEC 5 T10N R1W <b>Comments:</b> Older farmhouse under renovations. Some of the work has been done nicely, other not so much. Pipes hanging, open walls, unfinished floors and a bathroom that is pretty much open to the elements. Neglected it has been for sure. Not sure what the situation is upstairs but one room looks a little "squatted" in to me. Did not locate electrical or go "below" in any fashion. All this being said there is still potential here for sure. Structure seems pretty solid and a modern layout. <b>Additional Disclosures:</b> 32; 5; 21; 66; 50 (see key for full text) <b>Summer Tax Due:</b> \$315.44	7659 E FILLMORE RD ITHACA MI	\$8,624.93
7403	<b>Parcel ID:</b> 13-405-006-00; <b>Legal Description:</b> RIVERDALE S 1/2 OF LOT 5 ALL OF LOTS 6-7-8-9-10 & S 1/2 OF LOT 11 BLOCK 5. <b>Comments:</b> This one is pretty bad. May be worth saving but I didn't get a "great look" due to HEAVY animal feces and odor. Floors were a little uneasy and may have freeze damage. Outside needs work as well. Lots of debris in the yard, house and shed. Shed is the worst though by far and house has the least of the 3. Half of shed is padlocked, did not see what is in there. Newer windows but that's about it for the updates in the last 10 years or so. <b>Additional Disclosures:</b> 66; 35; 21; 63 (see key for full text) <b>Summer Tax Due:</b> \$280.32	11406 THIRD ST	\$5,114.76
7404	<b>Parcel ID:</b> 13-502-011-00; <b>Legal Description:</b> JOHN B ADAMS ADD TO RIVERDALE LOTS 11 12 & 13 BLK 2. <b>Comments:</b> Approximately 66ft x 131ft on the southeast corner of Pine and Lumberjack. Directly in front of Riverdale grain elevator. <b>Additional Disclosures:</b> 23; 52 (see key for full text) <b>Summer Tax Due:</b> \$13.63	N LUMBERJACK/PINE ST	\$1,770.74
7405	<b>Parcel ID:</b> 15-007-018-00; <b>Legal Description:</b> COM AT SE COR OF LOT 70 VIL OF POMPEII AS PLATTED BY FOSTER & BRADLEY TH E 4 RDS N 10 RDS W 4 RDS S 10 RDS TO BEG BEING PART OF SW 1/4 OF NW 1/4 FRL SEC 7-9-2. <b>Comments:</b> This is a 2 story with the "open air" option. Skylight ready! Gutted on the inside and pretty much a goner. Walls and floor are surprisingly pretty solid. Did not locate electric box or water source. It would need beyond lots of work but maybe something could be salvaged from this piece of American Pompeii history. Rumor around here has it that the well is good and working. <b>Additional Disclosures:</b> 36; 5; 42; 50 (see key for full text) <b>Summer Tax Due:</b> TBA	217 E FULTON ST POMPEII MI	\$7,342.72
7406	<b>Parcel ID:</b> 16-004-013-00; <b>Legal Description:</b> 10 RDS E & W BY 8 RDS N & S IN SE COR SEC 4-12-1. 1/2 A. <b>Comments:</b> This one is a goner. Burned down what looks to be an old farmhouse. A shed and a flipped over doghouse tell the mashup tale of Old Yeller meets Amityville Horror in the whatnot's of the past around here. Couple pieces of yard art and a big mess to clean up. On the corner of a quiet country crossroads. <b>Additional Disclosures:</b> 21; 11 (see key for full text) <b>Summer Tax Due:</b> \$15.11	8989 E ADAMS RD WHEELER MI	\$3,469.98
7407	<b>Parcel ID:</b> 41-100-110-00; <b>Legal Description:</b> VILLAGE OF ASHLEY GRATIOT COUNTY. LOT 110 EX S 22 FT. <b>Comments:</b> Approximately 45ft x 35ft triangle. Wedged between street and "active" railroad. <b>Additional Disclosures:</b> 23; 9 (see key for full text) <b>Summer Tax Due:</b> \$1,157.94	111 S STERLING ST	\$2,023.63

7408	<b>Parcel ID:</b> 41-100-110-50; <b>Legal Description:</b> VILL OF ASHLEY GRATIOT COUNTY. LOT 111 & S 22 FT OF LOT 110. <b>Comments:</b> Looks like an old ice cream shop converted to a burger "shack" at some point. Small, simple and straight forward. This place has potential and could be fixed up "quick fast than a heartbeat" as my grandpa use to say. Floors are in good condition and block structure makes renovation easy. Fixtures and appliances look in decent shape. Needs a good scrub and she'll be ready for business this time next year! <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$283.82	111 S STERLING ST	\$4,902.96
7409	<b>Parcel ID:</b> 41-150-050-00; <b>Legal Description:</b> UNPLATTED COM 4 RDS E & 4 RDS S OF SE COR OF LOT 161 VIL OF ASHLEY TH E 16 RDS S 4 RDS W 16 RDS N 4 RDS TO BEG SEC. 7-9-1. <b>Comments:</b> 2 Story home on New St. Did not visually inspect interior due to recent occupancy (lots of personal affects, working with the municipality to vacate before auction date). Vinyl siding, shingle roof, nice newer pole barn with an over hang along the south side, quiet street and nice neighborhood. Deck off the back and a porch on the front. Didn't see any "real" issues from the outside. Some minor updates and repairs needed. Large yard and it backs up to a very well maintained baseball diamond (Ashley Community Schools). <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$744.59	216 N NEW ST	\$7,630.08
7410	<b>Parcel ID:</b> 43-100-140-00; <b>Legal Description:</b> VILLAGE OF PERRINTON LOTS 140 & 141. <b>Comments:</b> This one has potential to the right hardworking buyer! Pretty much gutted on the inside, this could be turned into a number of commercial possibilities. Newer windows and doors, new metal siding and roof, half the work done! Floors are gone mostly and utilities are all in disrepair inside. Start (almost) from scratch on this one! <b>Additional Disclosures:</b> 21; 50; 36 (see key for full text) <b>Summer Tax Due:</b> \$217.27	115 S ROBINSON ST PERRINTON MI	\$8,038.17
7411	<b>Parcel ID:</b> 51-343-001-00; <b>Legal Description:</b> GARGETT ADDITION SEC 34-12-3 LOT 8 BLOCK 46. <b>Comments:</b> In need of some updates, repairs and TLC this 2 story has potential. Originally detached garage now attached by a breezeway that needs some repairs roof and joining wise. Block built garage isn't falling anytime soon but definitely needs a whole new roof. 3 bedrooms and 1 bathroom with no bathing unit. A shower downstairs says "here is where all THAT happened" I'm guessing. It needs work and floors are a little unlevel but it has some definite potential. Basement smelled damp but no water seen. <b>Additional Disclosures:</b> 21; 66 (see key for full text) <b>Summer Tax Due:</b> \$1,694.87	918 PINE AVE ALMA	\$21,464.90
7412	<b>Parcel ID:</b> 51-354-082-00; <b>Legal Description:</b> LEWIS SEARL ADDITION LOT 1. <b>Comments:</b> 2 Story home with a small detached garage. Did not go inside, signs of recent occupancy. Hole in the garage roof that is roughly half the roof. Outside looks in rough condition but it looks like somebody is or has recently been here. Inside is in pretty poor shape. Lots of "demo" work already done. Floors and joist's seem solid. Lot's of debris and major work needs to be done but could be worth fixing up. Did not inspect basement fully or locate electric box. <b>Additional Disclosures:</b> 21; 33; 66; 5 (see key for full text) <b>Summer Tax Due:</b> \$1,607.26	1320 MICHIGAN AVE, ALMA	\$12,013.32

# Isabella

Lot #	Lot Information	Address	Min. Bid
6600	<b>Parcel ID:</b> 01-014-20-001-05; <b>Legal Description:</b> T14N R6W SEC 14 BEG AT NE COR SEC 14 TH S 268.88FT W 129 FT N 268.88 FT E 129FT TO POB 1.03 A M/L . <b>Comments:</b> Vacant Lot approximately 125ft x 250ft. Mostly heavily wooded and some low spots that look wet. Roughly 15 ft below Coldwater Rd at lowest visible spot. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$84.65	2000 S COLDWATER RD MT PLEASANT MI 48858	\$1,176.13
6601	<b>Parcel ID:</b> 02-036-10-001-00; <b>Legal Description:</b> W 1/2 OF N 1/2 OF N 1/2 OF NW 1/4 SECTION 36 T14N R3W EXC E 480 FT EXC W 417.42 FT OF N 208.71 FT <b>Comments:</b> Currently occupied (6/21/22). This parcel has a mobile home and a detached garage/pole barn. Over 10 acres of land. Property looks mostly flat and light woods. Did not inspect further due to occupancy. Quiet country setting. Mostly mobile homes in vicinity. Dirt road and crickets out here. <b>Additional Disclosures:</b> 17; 6 (see key for full text) <b>Summer Tax Due:</b> \$379.91	5219 S CHIPPEWA RD SHEPHERD MI 48883	\$4,056.61
6602	<b>Parcel ID:</b> 04-014-10-001-00; <b>Legal Description:</b> E 30 AC OF N1/2 OF NW 1/4 & SE1/4 OF NW 1/4 SEC 14 T16N R6W <b>Comments:</b> Nearly 70 Acres of (primarily) wooded land on Grass Lake Rd. Running roughly 2600 ft deep and 980ft on the north half and 1300ft on the south half. I found a small cabin/house (Not restorable I'm afraid, completely open to the elements in the bac, roof collapsed and caved). Property is very nice and quiet here. Approximately 980ft road frontage on Grass Lake Rd. <b>Additional Disclosures:</b> 21; 66; 5; 36 (see key for full text) <b>Summer Tax Due:</b> \$1,312.46	7533 W GRASS LAKE RD LAKE MI 48632	\$7,270.70
6603	<b>Parcel ID:</b> 06-033-40-002-02; <b>Legal Description:</b> LAND COM 16 RDS W OF SE COR OF SW 1/4 OF SE 1/4 SEC 33 T15N R3W TH N 20 RDS W 16 RDS S 20 RDS E 16 RDS TO POB <b>Comments:</b> Currently occupied (6/21/22). Mobile home with a detached garage. Garage looks a little rough from the road and mobile is decent. Nice wooded setting. Lot roughly 260ft x 300ft deep. Paved road and quiet neighborhood. Did not inspect any further due to occupancy. <b>Additional Disclosures:</b> 33; 17; 6 (see key for full text) <b>Summer Tax Due:</b> \$224.28	8707 E BASELINE RD MOUNT PLEASANT MI 48858	\$2,319.14
6604	<b>Parcel ID:</b> 08-009-10-002-06; <b>Legal Description:</b> THE E 1/2 OF THE N 1/2 OF THE N 1/2 OF THE N 1/2 OF THE W 1/2 OF NW 1/4 SEC 9 GILMORE TOWNSHIP BEG S 89D 47M 26S ALONG THE N SEC LINE 668.75 FT; FROM THE NW COR; TH CONT S 89D 47M 26S E ALONG N SEC LINE 668.75 FT TO W 1/8 LINE; TH S 00D 59M 01S E ALONG W 1/8 LINE 332.41 FT; TH N 89D 45M 37S W 667.85 FT; TH N 01D 08M 22S W 332.08 FT BACK TO POB APX. 5 AC T16N R5W GILMORE TWP. <b>Comments:</b> Looks Like they tried to make this one permanent. Built around and a roof but everything is falling apart everywhere. Property is nice and wooded and the poured concrete pad looks decent. Lots of debris and personal property scattered though out property. <b>Additional Disclosures:</b> 66; 17; 21 (see key for full text) <b>Summer Tax Due:</b> \$252.83	3769 W HERRICK RD FARWELL MI 48622	\$4,414.80
6605	<b>Parcel ID:</b> 13-002-10-520-00; <b>Legal Description:</b> PART OF W 1/2 OF SEC 2 T15N R6W SHERMAN TWP DESCRIBED AS BEG AT THE NW COR OF LOT 199 OF THE PLAT OF OJIBWA RECREATION AREA NO 2 TH N 52N 43S E 119.06 FT TO POB TH CONTINUING N 52D 43M E 119.06 FT TH S 37D 07M 15S E 180 FT TH S 52D 43M W 119.06 FT TH N 37D 07M 5S W 180.0 FT TO POB PARCEL OF LAND IS IN THE NE 1/4 OF SEC 2. <b>Comments:</b> Nice vacant lot on N Airpark Rd. Directly between Airstrip and small lake. Next door to Ojibwa Air Park building. Approx. 120ft x 180ft deep. Fly up and swim out! Ojibwa POA in Sherman Township, Isabella County. Please check with the Property Owners Association to find out any Association Fees. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$98.64	WEIDMAN MI 48893	\$1,262.41
6606	<b>Parcel ID:</b> 13-095-00-369-00; <b>Legal Description:</b> OJIBWA RECREATION PLAT #5 LOT 369 <b>Comments:</b> Vacant lot on Windoga Lake Rd. Runs at a 45 deg. angle between N Brinton Rd and Windoga Lake Dr. Approximately 300 ft deep (long) x 80 ft wide. Set up as a little camp spot. Nicely wooded and quiet neighborhood. Ojibwa POA in Sherman Township, Isabella County. Please check with the Property Owners Association to find out any Association Fees. <b>Additional Disclosures:</b> 16; 21 (see key for full text) <b>Summer Tax Due:</b> \$120.82	7952 WINDOGA LAKE DR WEIDMAN MI 48893	\$1,238.83
6607	<b>Parcel ID:</b> 13-095-00-370-00; <b>Legal Description:</b> OJIBWA RECREATION PLAT #5 LOT 370 <b>Comments:</b> Approximately 160ft x 210ft triangle. Directly on corner of N Brinton Rd and Windoga Lake Rd. Adjacent to lot #6606 and may have "camp" personal property on parcel. Moderately wooded and may not be buildable (very deep ditch in front on N Brinton Rd) Ojibwa POA in Sherman Township, Isabella County. Please check with the Property Owners Association to find out any Association Fees. <b>Additional Disclosures:</b> 41; 9; 21; 16 (see key for full text) <b>Summer Tax Due:</b> \$96.65	7952 WINDOGA LAKE DR WEIDMAN MI 48893	\$1,138.38

6609	<p><b>Parcel ID:</b> 17-000-06-813-00; <b>Legal Description:</b> GRANGER HEIGHTS LOT 13 BLK. 1</p> <p><b>Comments:</b> 2 story home with attached "garage" in back w/ alley access. Garage full of debris and junk. Inside home looks like there may be a squatter or more. Lots of what I am assuming is (hoping I suppose) raccoon feces. Definite water issues. Roof leakage and heavy mildew/mold smells. Looks like power has been off for sometime now. Did not inspect basement (steps full of debris). Not sure if this one is salvageable or not. Floors seemed pretty solid and ceiling holding up for the most part. Lots of debris everywhere. Did not locate electric box or furnace. <b>Additional Disclosures:</b> 5; 66; 21; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,564.18</p>	1318 BELNAP MT PLEASANT MI 48858	\$6,971.82
6610	<p><b>Parcel ID:</b> 22-061-00-059-00; <b>Legal Description:</b> LAKE ISABELLA FOREST #1 LOT 59 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> Vacant lot approximately 100ft x 120 ft deep. Some pathways have been cleared and moderately wooded. Quiet street with few houses. Property backs up to Lake Isabella property owners association property with out buildings. The Lake Isabella Property Owners Association (LIPOA) is a private, non-profit corporation. We own land and buildings and pay taxes on these properties. The LIPOA owns bottom-land under Lake Isabella, however we do not own or control the actual water, which is public. The Department of Natural Resources and the Village have responsibility for public areas. However, because the Association owns the "park areas" there is limited access to the lake. Please check with the Lake Isabella POA to find out any Association Fees <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$119.69</p>	1012 MARIETTA ST WEIDMAN MI 48893	\$1,365.65
6613	<p><b>Parcel ID:</b> 22-061-00-098-00; <b>Legal Description:</b> LAKE ISABELLA FOREST #1 LOT 98 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> Currently occupied (6/21/22). Property has a mobile home on it. Lot is approximately 75ft x 150ft deep. Did not inspect property further due to occupancy. Quiet street with a few houses and a few mobiles mostly kept up nice. Close to golf courses and lakes. This parcel is in The Lake Isabella Property Owners Association (LIPOA) is a private, non-profit corporation. We own land and buildings and pay taxes on these properties. The LIPOA owns bottom-land under Lake Isabella, however we do not own or control the actual water, which is public. The Department of Natural Resources and the Village have responsibility for public areas. However, because the Association owns the "park areas" there is limited access to the lake. Please check with the Lake Isabella POA to find out any Association Fees <b>Additional Disclosures:</b> 17; 33; 6; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$192.63</p>	1020 CORTEZ DR WEIDMAN MI 48893	\$1,950.25
6614	<p><b>Parcel ID:</b> 22-062-00-459-00; <b>Legal Description:</b> LAKE ISABELLA FOREST #2 LOT 459 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> Vacant lot heavily wooded. Approximately 75ft x 150ft deep. Lakes and golf courses nearby. Road is paved and nice but not too much traffic and quiet. Vacant Lot in The Lake Isabella Property Owners Association (LIPOA) is a private, non-profit corporation. We own land and buildings and pay taxes on these properties. The LIPOA owns bottom-land under Lake Isabella, however we do not own or control the actual water, which is public. The Department of Natural Resources and the Village have responsibility for public areas. However, because the Association owns the "park areas" there is limited access to the lake. Please check with the Lake Isabella POA to find out any Association Fees <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$87.66</p>	1152 QUEENSWAY WEIDMAN MI 48893	\$1,748.22
6615	<p><b>Parcel ID:</b> 22-074-00-547-00; <b>Legal Description:</b> LAKE ISABELLA PLAT # 4 LOT 547 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> Vacant lot approximately 80ft x 160ft deep and moderately wooded. Looks a little low but looks like it it probably buildable. Nice quiet neighborhood with golf courses and lakes nearby. Vacant lot in The Lake Isabella Property Owners Association (LIPOA) is a private, non-profit corporation. We own land and buildings and pay taxes on these properties. The LIPOA owns bottom-land under Lake Isabella, however we do not own or control the actual water, which is public. The Department of Natural Resources and the Village have responsibility for public areas. However, because the Association owns the "park areas" there is limited access to the lake. Please check with the Lake Isabella POA to find out any Association Fees <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$88.80</p>	993 DUQUESA DR WEIDMAN MI 48893	\$1,084.46
9996603	<p><b>Parcel ID:</b> 06-033-40-002-02; <b>Legal Description:</b> LAND COM 16 RDS W OF SE COR OF SW 1/4 OF SE 1/4 SEC 33 T15N R3W TH N 20 RDS W 16 RDS S 20 RDS E 16 RDS TO POB</p> <p><b>Comments:</b> Currently occupied (6/21/22). Mobile home with a detached garage. Garage looks a little rough from the road and mobile is decent. Nice wooded setting. Lot roughly 260ft x 300ft deep. Paved road and quiet neighborhood. Did not inspect any further due to occupancy. <b>Additional Disclosures:</b> 33; 17; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	8707 E BASELINE RD MOUNT PLEASANT MI 48858	\$2,319.14

## Mecosta

Lot #	Lot Information	Address	Min. Bid
4300	<b>Parcel ID:</b> 01 010 007 000; <b>Legal Description:</b> SEC 10 T16N R10W PART OF GOVT LOT 2 COM AT W 1/8TH POST TH E 300.27 FT TO POB. TH S 1 DEG E 300 FT TH N 89 DEG 57 M E 301.71 FT TH N 1 DEG 17 M E 300 FT TH W 300.27 FT TO POB. <b>Comments:</b> Level, open 300' x 300' parcel in Green Township. Paved county road frontage. Was a mobile home site. Check with the zoning folks to see if that's still allowed if thats what you want to use it for again. We assume there is a well and septic here, but cannot guarantee their operability or condition. <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$96.80	20637 23 MILE RD PARIS	\$2,067.51
4301	<b>Parcel ID:</b> 01 055 021 000; <b>Legal Description:</b> SEC 11 T16N R10W LOT 21 & W 561.94 FT OF 23 AND ENTIRE LOT 24 TIMBER LANDING. <b>Comments:</b> Located off a private gravel road south of Hersey in Mecosta County. Home appears to be occupied and we did not have the opportunity to view it in detail. Sits wayyyy off the road in the center of a large 8+ acre parcel. One story frame construction with garage. A good amount of personal property here that is not a part of this sale. Please see the assessors record card (attached) for detail on the improvements. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$461.16	19355 REYNOLDS RD HERSEY	\$4,365.88
4302	<b>Parcel ID:</b> 02 028 008 001; <b>Legal Description:</b> SEC 28 T16N R09W--PART F S 1/2 S 1/2 NW 1/4 COM AT W 1/4 OF SEC 28 TH NOO DEG 52'40"E ALONG W SEC LINE 269.88 FT TO POB; TH CONTINUING N 00D 52'40"E LG W SEC LINE 392.25 FT TO 1/16 FT LINE, TH S89 DEG 32'57"E ALG 1/16 LINE 519.09 FT, TH S00 DEG 52'40"W 411.26 FT, TH N87 DEG 27'05"W 519.29 FT TO POB.(PCL B SURVEY # S11512) 4.79 A M/L. <b>Comments:</b> 4.79 acre parcel on a paved county road. One story frame construction, block foundation, shingle roof, vinyl siding. There is an incomplete pole barn out back ... poles but no barn as well as a couple of smaller outbuildings. There are a dozen or so critter keepers in the yard, but we're not sure what kind of critters are in them. Hoses and cows here also. The property is occupied, so we did not have the opportunity to view it in detail. Please check the assessors card (linked) for detail on permanent improvements. Property is in overall merchantable condition. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$511.06	19588 160TH AVE BIG RAPIDS	\$4,727.29
4303	<b>Parcel ID:</b> 03 063 065 000; <b>Legal Description:</b> SEC4&5 T16N R08W LOT 65 LAKE MIRAMICHI SUB #2. <b>Comments:</b> Lake Miramichi is located five miles south of Evart, in the mid-western lower peninsula in Michigan. The Lake Miramichi Property Owners Association (LMPOA) is the association for this private lake and is responsible for upkeep of our roads, parks, clubhouse, and dams, which are between the larger lake and our "little" Lake Miramichi. The little lake has it's own charm with pristine water and no motors allowed. The homes, approximately 160, vary between simple seasonal cabins to beautiful year-round homes with great views of the hilly countryside or the many fantastic views of the lake. The lake is private and for the exclusive use of the property owners association members. Maintaining this private status is one of the associations' goals. There is a marina available to dock boats for lots without lake frontage. There is a primitive but very nice campground for members located nearby and a lovely clubhouse to use with a large covered pavilion. Lake Miramichi is noted for excellent fishing and is monitored by the DNR for state regulations. Please investigate Yearly Association Fees. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.34	23065 MIRAMICHI DR EVART	\$705.65
4304	<b>Parcel ID:</b> 05 036 015 500; <b>Legal Description:</b> SEC 36 T15N R10W PART OF SW 1/4 NW 1/4 BEG 1141.02 FT N OF W 1/4 COR TH N 0 DEG 46 M 01 S W 174.74 FT TH N 89 DEG 31 M 39 S E 333 FT TH S 0 DEG 46 M 01 S E 173.03 FT TH W TO POB. <b>Comments:</b> From the road this appears to be a cottage or small home, but it is essentially a toybox / she-shed and has overhead doors that pretty much cover one entire side wall. The entry door is well secured from inside, so you'll likely need a locksmith to crack this one open after the sale. The interior is simply framing with no finish. There are no signs of a power service, well or septic here. Cold storage. There is still some personal property inside that is not included in the sale. 1.3 acre parcel on a paved county road just a couple three miles south of Big Rapids. We did notice curling and blistering of roof shingle. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$51.71	190TH AVE BIG RAPIDS	\$1,290.78



4306	<p><b>Parcel ID:</b> 06 013 005 300; <b>Legal Description:</b> SEC 13 T15N R09W S 1/2 E 1/2 OF PARCEL DESC AS COM AT N 1/4 COR SD SEC, TH N 87 DEG 37 M W 163 FT TO POB. TH N 87 DEG 37 M W 990 FT, TH S 0 DEG 38 M E 660.02 FT, TH S 87 DEG 52 M E 989.78 FT, TH N 0 DEG 28 M W 655.53 FT TO POB. ALG WITH EASEMENT. <b>Comments:</b> Really sharp 3.6 acre parcel covered in mid-life maples and oaks. The west portion of the parcel is marshlands, but there is still easily a nice homesite left here on the east side. This sits behind the home at 12559 16 Mile Road. There is a deeded easement right at Liber 571 Page 1305 regarding a shared driveway. The existing shared driveway runs along the ridgeline from the uplands and the marshy area, but would need to be extended from the point where it veers east by a new owner to access the lands. The easement area runs 66' wide along the ridgeline between uplands and lowlands. There is a private road to the east of these parcels, but it belongs to the neighbor and there is no right to use it. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$147.17</p>	(Behind) 12559 16 MILE RD BIG RAPIDS	\$1,255.20
4307	<p><b>Parcel ID:</b> 07 014 068 200; <b>Legal Description:</b> SEC 14 T15N R08W W1/2 NW1/4 NE1/4 SE1/4 EXC W 40 FT OF S 387 FT THEREOF. <b>Comments:</b> 2 BR 2 BA 2 KT cottage in the Martiny Lakes area. Really nice 4.74 acre parcel has some nice hardwoods and is wooded and rolling .. all uplands, no swamp. The home has been vacant for a while and has a 2020 census flyer on the door. Inside the floor coverings have been removed, and some ceilings are down. We aren't sure that this is from a leaking roof, and suspect there may be a colony of coons living in the attic. Full basement with poured walls features a second kitchen and partial bath. Overall this is a solid little place in need of resurfacing and reclaiming from the critters. There is some decay in a few spots, but it's not structurally substantial. <b>Additional Disclosures:</b> 21; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$854.87</p>	7211 TAFT RD MECOSTA	\$3,929.19
4309	<p><b>Parcel ID:</b> 08 054 016 001; <b>Legal Description:</b> SEC 08 T15N R07W PLEASANT POINT PART OF LOT 16 BEG AT SW COR LOT 16 TH N 1 DEG 2 M W ALG E LINE HARBOR DR 11.45 FT TH N 88 DEG 54 M E 180.06 FT TO W LINE OF CENTERLINE RD TH S 1 DEG 2 M E 11.50 FT TH S 88 DEG 55 M W ALG S LINE LOT 16 180.06 FT TO POB. <b>Comments:</b> A "no mans land" between two parcels of land. We think a storage shed encroaches from the property to the north. This is 11 feet wide. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$12.17</p>	CENTERLINE RD BARRYTON	\$651.84
4310	<p><b>Parcel ID:</b> 08 055 046 000; <b>Legal Description:</b> SEC 06 T15N R07W LOTS 46, 47, 48, 49 SPRING HILL ANNEX. <b>Comments:</b> This is an irregularly shaped parcel consisting of four platted lots. Parcel has frontage on Timber Ln as well as Lake Dr and is in close proximity to Diamond Lake.</p> <p><b>Summer Tax Due:</b> \$81.33</p>	LAKE DR BARRYTON	\$879.36
4311	<p><b>Parcel ID:</b> 08 059 005 000; <b>Legal Description:</b> SEC 05 T15N R07W LOTS 5, 6 WEST WINCHESTER SUB. <b>Comments:</b> Most of the parcels here seem to be used as campspots. This one has an old outbuilding, and the remains of a burned up old mobile home frame and other castoffs to remove. May be a well and septic here in the weeds. Power service, meter removed. Driveway cut in. Has not been used in years.</p> <p><b>Summer Tax Due:</b> \$183.80</p>	4950 HARDING RD BARRYTON	\$1,469.04
4312	<p><b>Parcel ID:</b> 10 030 008 800; <b>Legal Description:</b> SEC 30 T14N R09W E 1/2 E 1/2 S 1/2 SE 1/4 NE 1/4. <b>Comments:</b> Older singlewide mobile with a small storage shed on roughly 5 acres. Parcel fronts on both 170th Avenue and Pierce Road. Land is rolling and has a little swampy area in the far NW corner. We did not have the opportunity to view the trailer in detail because it is occupied. <b>Additional Disclosures:</b> 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$96.32</p>	7539 170TH AVE STANWOOD	\$1,121.00
4313	<p><b>Parcel ID:</b> 10 038 164 000; <b>Legal Description:</b> SEC 13&amp;14 T14N R09W LOT 164 LAKE OF THE CLOUDS #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.75</p>	8778 TIMBERLANE DR STANWOOD	\$671.81
4314	<p><b>Parcel ID:</b> 10 038 165 000; <b>Legal Description:</b> SEC 13&amp;24 T14N R9W LOT 165 LAKE OF THE CLOUDS # 2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.75</p>	8782 TIMBERLANE DR STANWOOD	\$646.04

4315	<b>Parcel ID:</b> 10 038 360 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 360 LAKE OF THE CLOUDS #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	9050 TIMBERLANE DR STANWOOD	\$675.13
4316	<b>Parcel ID:</b> 10 038 386 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 386 LAKE OF THE CLOUDS #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Summer Tax Due:</b> \$13.37	12075 CHINOOK DR STANWOOD	\$675.13
4317	<b>Parcel ID:</b> 10 038 435 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 435 LAKE OF THE CLOUDS #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	12110 HALIFAX DR STANWOOD	\$675.13
4318	<b>Parcel ID:</b> 10 038 477 000; <b>Legal Description:</b> SEC 13&24 T14N R9W LOT 477 LAKE OF THE CLOUDS #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	12145 SABLE DR STANWOOD	\$675.13
4319	<b>Parcel ID:</b> 10 038 493 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 493, 494 LAKE OF THE CLOUDS #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$24.47	12040 SABLE DR STANWOOD	\$631.27
4320	<b>Parcel ID:</b> 10 039 021 000; <b>Legal Description:</b> SEC 13 T14N R09W LOTS 21, 22, 23 GOLF PORT ESTATES # 1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$50.16	9690 PERE MARQUETTE DR STANWOOD	\$851.41
4321	<b>Parcel ID:</b> 10 039 244 000; <b>Legal Description:</b> SEC 13 T14N R09W LOT 244 GOLF PORT ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	9940 GOLF PORT DR STANWOOD	\$675.13
4322	<b>Parcel ID:</b> 10 039 268 000; <b>Legal Description:</b> SEC 13 T14N R09W LOT 268 GOLF PORT ESTATES # 1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	9645 PERE MARQUETTE DR STANWOOD	\$675.13

4323	<b>Parcel ID:</b> 10 039 276 000; <b>Legal Description:</b> SEC 13 T14N R09W LOT 276 GOLF PORT ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	9565 PERE MARQUETTE DR STANWOOD	\$675.13
4324	<b>Parcel ID:</b> 10 040 211 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 211 HIGHLAND WOODS # 1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$4.75	8359 HIGHLAND TRL STANWOOD	\$671.81
4325	<b>Parcel ID:</b> 10 040 264 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 264 HIGHLAND WOODS #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$4.75	12120 ASPEN DR STANWOOD	\$671.81
4326	<b>Parcel ID:</b> 10 040 287 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 287 HIGHLAND WOODS #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$4.75	8154 HIGHLAND TRL STANWOOD	\$671.81
4327	<b>Parcel ID:</b> 10 040 316 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 316 HIGHLAND WOODS #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$4.75	8323 HIGHLAND TRL STANWOOD	\$671.81
4328	<b>Parcel ID:</b> 10 042 036 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 36 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	LONE WOLF TRL STANWOOD	\$387.99
4329	<b>Parcel ID:</b> 10 042 309 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 309 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	10091 PUEBLO LN STANWOOD	\$656.13
4330	<b>Parcel ID:</b> 10 042 388 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 388 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	12309 WAGON WHEEL TRL STANWOOD	\$675.13

4331	<b>Parcel ID:</b> 10 042 390 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 390 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	12249 WAGON WHEEL TRL STANWOOD	\$675.13
4332	<b>Parcel ID:</b> 10 042 425 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 425 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	10361 MEDICINE BOW TRL STANWOOD	\$675.13
4333	<b>Parcel ID:</b> 10 042 484 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 484 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.37	10371 MOUNTAIN VIEW TRL STANWOOD	\$675.13
4334	<b>Parcel ID:</b> 11 015 006 000; <b>Legal Description:</b> SEC 15 T14N R08W PART OF W 1/2 NW 1/4 BEG 660 FT S OF NW COR TO POB; TH E 430 FT TH S 200 FT TH W 430 FT TH N 200 FT TO POB. <b>Comments:</b> Older frame home has been let go. Could be a modular or double wide, but feels like a stickbilt. Does not appear to have been occupied for a while now. It's got a good amount of "non-stinky" debris to clear out, but the house itself appears to be in pretty solid condition and has a good roof. Front porch and back deck are shot and need replacement. There are numerous coops and pens for critters in front and back, also mostly in rough shape. One car detached garage needs a door, but is salvagable. Two or three 30 yard dumpster loads out of here would make a great improvement. On a paved, maintained county road in a nice resort area not far from Remus and Mecosta. We'd give this one a serious look if you're after a project house in this area. It's dirty and needs resurfacing, but it's dry and solid. <b>Summer Tax Due:</b> \$450.69	9848 90TH AVE MECOSTA	\$3,374.94
4335	<b>Parcel ID:</b> 11 138 018 000; <b>Legal Description:</b> SEC 29 & 30 T14N R8W LOT 18 CANADIAN LAKES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.26	7880 7TH ST STANWOOD	\$737.17
4336	<b>Parcel ID:</b> 11 140 229 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 229 CANADIAN LAKES #3. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	11614 TWELFTH ST STANWOOD	\$682.99
4337	<b>Parcel ID:</b> 11 141 405 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 405 CANADIAN LAKES #4. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.47	8348 WINDSOR DR STANWOOD	\$718.76

4338	<b>Parcel ID:</b> 11 147 819 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 819, CANADIAN LAKES #10. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	11588 MAPLE RIDGE DR STANWOOD	\$682.99
4339	<b>Parcel ID:</b> 11 147 927 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 927 CANADIAN LAKES #10. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	11444 S LOOKOUT RIDGE STANWOOD	\$682.99
4340	<b>Parcel ID:</b> 11 147 958 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 958 CANADIAN LAKES #10. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$11.19	11446 PINECREST DR STANWOOD	\$366.52
4341	<b>Parcel ID:</b> 11 148 010 000; <b>Legal Description:</b> SEC 18 T14N R07W LOT #10 CANYON SPRINGS. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$424.63	9120 N ROYAL RD STANWOOD	\$2,680.25
4342	<b>Parcel ID:</b> 11 154 033 000; <b>Legal Description:</b> SEC 32 T14N R08W UNIT 33 OF CEDAR TRACE SITE CONDOMINIUM. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$16.87	6336 CEDAR TRACE STANWOOD	\$695.88
4343	<b>Parcel ID:</b> 11 156 098 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 98 GOLF PORT ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$49.43	9425 GOLF PORT DR STANWOOD	\$849.26
4344	<b>Parcel ID:</b> 11 156 172 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 172 GOLF PORT ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	9302 GOLF PORT DR STANWOOD	\$682.99
4345	<b>Parcel ID:</b> 11 158 056 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 56 HIGHLAND WOODS #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	8030 HIGHLAND TRL STANWOOD	\$663.03

4346	<b>Parcel ID:</b> 11 162 102 000; <b>Legal Description:</b> SEC 19 T14N R8W LAKE OF THE CLOUDS LOT 102. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.40	11995 WALES DR STANWOOD	\$671.90
4347	<b>Parcel ID:</b> 11 166 035 000; <b>Legal Description:</b> SEC 17 T14N R8W LOT #35 OF PLATTED OAKLEIGH SUBDIVISION. <b>Comments:</b> Vacant Lot in Oakleigh <b>Summer Tax Due:</b> \$56.40	9415 ST IVES DR STANWOOD	\$806.14
4348	<b>Parcel ID:</b> 11 179 045 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 45 FAWN RIDGE ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$57.09	9385 W CIRCLE DR STANWOOD	\$886.36
4349	<b>Parcel ID:</b> 11 179 056 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 56 FAWN RIDGE ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$93.69	9341 W CIRCLE DR STANWOOD	\$1,063.59
4350	<b>Parcel ID:</b> 11 179 106 000; <b>Legal Description:</b> SEC 18 T14N R08W FAWN RIDGE ESTATES #2 LOT #106. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	9270 W CIRCLE DR STANWOOD	\$682.99
4351	<b>Parcel ID:</b> 11 180 045 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 45 HIDDEN VALLEY ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.47	11252 BIRWOOD DR STANWOOD	\$718.76
4352	<b>Parcel ID:</b> 11 180 097 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 97 HIDDEN VALLEY ESTATES #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.47	11148 HEATHER LN STANWOOD	\$718.76
4353	<b>Parcel ID:</b> 11 180 159 000; <b>Legal Description:</b> SEC 20 T14N R08W HIDDEN VALLEY ESTS LOT 159. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.47	10590 THORNAPPLE DR STANWOOD	\$718.76

4354	<b>Parcel ID:</b> 11 180 162 000; <b>Legal Description:</b> SEC 20 T14N R8W HIDDEN VALLEY ESTATES #1 LOT 162. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$24.71	10632 THORNAPPLE DR STANWOOD	\$725.58
4355	<b>Parcel ID:</b> 11 181 211 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 211 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	9979 CADDIE DR STANWOOD	\$663.03
4356	<b>Parcel ID:</b> 11 181 251 000; <b>Legal Description:</b> SEC 07 T14N R08W LOT 251 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	11961 TRAIL CREEK DR STANWOOD	\$682.99
4357	<b>Parcel ID:</b> 11 181 340 000; <b>Legal Description:</b> SEC 07 T14N R08W LOT 340 LOST CANYON. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$56.57	11956 CHEYENNE WELLS TRL STANWOOD	\$885.72
4358	<b>Parcel ID:</b> 11 182 632 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 632 LOST CANYON #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	9329 LOST CANYON DR STANWOOD	\$682.99
4359	<b>Parcel ID:</b> 11 182 641 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 641 LOST CANYON #2. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	9583 CALGARY DR S STANWOOD	\$682.99
4360	<b>Parcel ID:</b> 11 185 037 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 37 ROLLING MEADOWS. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$28.01	11801 TANGLEWOOD TRL S STANWOOD	\$745.51
4361	<b>Parcel ID:</b> 11 186 172 000; <b>Legal Description:</b> SEC 20 T14N R08W CANADIAN LAKES PINES #1 LOT 172. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.93	10050 ISLAND BLVD STANWOOD	\$682.99

4362	<b>Parcel ID:</b> 11 189 032 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT #32 ROYAL CANADIAN SUB #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$100.61	7842 RED FOX RD STANWOOD	\$959.27
4363	<b>Parcel ID:</b> 11 189 060 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 60 ROYAL CANADIAN SUB #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$183.94	9932 LITTLE RIVER CT STANWOOD	\$1,392.76
4364	<b>Parcel ID:</b> 11 189 186 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 186 ROYAL CANADIAN SUB #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$134.44	7344 REGENCY LN STANWOOD	\$1,058.91
4365	<b>Parcel ID:</b> 11 190 037 000; <b>Legal Description:</b> SEC 34 T14N R08W LOT 37 ROYAL CANADIAN SO. #1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.26	6824 MAPLE CT STANWOOD	\$737.17
4366	<b>Parcel ID:</b> 11 190 089 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO. # 1 LOT 89. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.26	9055 WHITE PINE DR STANWOOD	\$701.81
4367	<b>Parcel ID:</b> 11 190 100 000; <b>Legal Description:</b> SEC 33 T14N R08W LOT 100 ROYAL CANADIAN SO. # 1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.47	9184 WALNUT GRV STANWOOD	\$660.70
4368	<b>Parcel ID:</b> 11 192 298 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO. #2 LOT 298. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$116.11	9749 SUNSET DR STANWOOD	\$1,013.57
4369	<b>Parcel ID:</b> 11 193 408 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO. #3 LOT 408. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$30.01	9005 EDGEWATER DR STANWOOD	\$715.54



4370	<b>Parcel ID:</b> 11 193 503 000; <b>Legal Description:</b> SEC 34 T14N R08W ROYAL CANADIAN SO. #3 LOT 503. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.26	8840 CHURCHILL CT STANWOOD	\$737.17
4371	<b>Parcel ID:</b> 11 193 507 000; <b>Legal Description:</b> SEC 34 T14N R08W ROYAL CANADIAN SO. #3 LOT 507. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$37.14	8888 LONGVIEW DR STANWOOD	\$774.83
4372	<b>Parcel ID:</b> 11 194 721 000; <b>Legal Description:</b> SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #721. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.47	9154 DEERFIELD CT STANWOOD	\$718.76
4373	<b>Parcel ID:</b> 11 194 728 000; <b>Legal Description:</b> SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #728. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.26	9272 FAWN LAKE DR STANWOOD	\$737.17
4374	<b>Parcel ID:</b> 12 025 004 005; <b>Legal Description:</b> SEC 25 T14N R07W COM AT NE COR SE 1/4 NE 1/4 TH S 132 FT TO POB TH S 528 FT TH W 330 FT TH N 528 FT TH E 330 FT TO POB. <b>Comments:</b> Modular home and a large steel storage building. 3.88 acre parcel is level and open. We did not have the opportunity to view the property in detail because of the occupancy. The siding on the modular isn't complete, and there are missing roof shingles. There is also an older mobile home and a number of probably disabled vehicles to the rear of the property. It'll take some cleaning up. See the assessors card (linked) for detail on the improvements. <b>Additional Disclosures:</b> 17; 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$403.50	7655 COSTABELLA AVE REMUS	\$2,041.43
4377	<b>Parcel ID:</b> 16 891 037 005; <b>Legal Description:</b> SEC 1 T13N R07W VILLAGE OF MILLBROOK A STRIP OF LAND BEING 16.5 FT N OF SW COR OF LOT 5, BLK 37 TH S 16.5 FT TH E 16.5 FT TH NW TO BEG. <b>Comments:</b> Tiny triangular Vacant lot in Blachard <b>Additional Disclosures:</b> 7; 9 (see key for full text) <b>Summer Tax Due:</b> \$1.18	BLANCHARD	\$630.38
9994320	<b>Parcel ID:</b> 10 039 021 000; <b>Legal Description:</b> SEC 13 T14N R09W LOTS 21, 22, 23 GOLF PORT ESTATES # 1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	9690 PERE MARQUETTE DR STANWOOD	\$851.41

# Montcalm

Lot #	Lot Information	Address	Min. Bid
7200	<b>Parcel ID:</b> 003-029-022-50; <b>Legal Description:</b> N 170 FT OF E 150 FT OF S 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 SEC 29 T9N R6W .6A <b>Comments:</b> This one needs some work. Looks like somebody may have been living here roughly 2 years ago or so. Lots of water damage in the basement. Could be that the window is gone but other possible problems too. Borderline hoarder house with lots of garbage and debris. May need a full restore. Outside foundation looks okay but inside there are signs of leakage. Overwhelming smells all throughout this beauty! Old freezers and refrigerators and did I mention debris! Minor roof leakage seen. Needs work, lots of it, but other than that it has potential. Quiet dirt road and quaint country setting. <b>Additional Disclosures:</b> 66; 5; 21; 34; 63 (see key for full text) <b>Summer Tax Due:</b> \$438.03	10826 S ALLCHIN RD FENWICK MI	\$5,218.82
7201	<b>Parcel ID:</b> 004-014-015-42; <b>Legal Description:</b> BEG 741 FT N OF SE COR OF SE 1/4 OF NW 1/4 W 182.75 FT; N 117 FT; E 182.75 FT; S 117 FT; EXCEPT E 156.75 FT THEREOF SEC 14 T12N R8W 0.069 AC <b>Comments:</b> Approximately 25ft x 117ft strip of property behind 9675 Fitzner Rd. Landlocked by parcel. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$10.27	N FITZNER RD LAKEVIEW MI	\$838.61
7202	<b>Parcel ID:</b> 004-220-141-00; <b>Legal Description:</b> LOT 141 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Vacant lot approximately 60ft x 120ft. Low-lying land roughly 5+ft lower than road. Could get a little wet in the middle. Close to Townline Lake. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$10.27	ELM DR LAKEVIEW MI	\$1,011.77
7203	<b>Parcel ID:</b> 004-220-206-00; <b>Legal Description:</b> LOTS 206 207 208 209 210 211 & 212 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> Vacant Land approximately 120ft x 420ft. Looks pretty wet. Cattails and LOTS of mosquitos! Quite road and somewhat close to Townline Lake. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 9; 41 (see key for full text) <b>Summer Tax Due:</b> \$61.64	PINE RD LAKEVIEW MI	\$1,117.15
7204	<b>Parcel ID:</b> 004-230-414-00; <b>Legal Description:</b> LOT 414 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Wooded lot approximately 60ft x 120ft. Large incline the the south east corner. North west corner roughly 40ft difference in elevation. Close proximity to Townline Lake. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$68.48	CHERRY DR LAKEVIEW MI	\$1,186.38

7205	<p><b>Parcel ID:</b> 004-230-501-00; <b>Legal Description:</b> LOTS 501 &amp; 502 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Vacant lot approximately 120ft x 120ft. Sloping drastically ( roughly 20+ feet) to the east into a definite swamp. Swamp MAY not touch property but it is not that wet out right now. Pretty lot and close proximity to Townline Lake. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 41; 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$154.09</p>	BIRCH DR LAKEVIEW MI	\$1,620.85
7206	<p><b>Parcel ID:</b> 004-230-520-00; <b>Legal Description:</b> LOTS 520 &amp; 521 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Approximately 12ft x 120ft on the corner of Birch and W Oak. Mostly wooded and sloping to the north into what looks to be quite "wet" territory. Wet may mean unbuildable but not always. Do your homework. Close proximity to Townline Lake. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 49; 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$17.11</p>	BIRCH DR LAKEVIEW MI	\$1,153.19
7207	<p><b>Parcel ID:</b> 004-230-593-00; <b>Legal Description:</b> LOT 593 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Vacant wooded lot on Hickory Dr. Approximately 60ft x 120ft and hilly. Rising about 10 ft directly off the road then sloping at a roughly 15 ft decline to the north-east corner. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$21.56</p>	HICKORY DR LAKEVIEW MI	\$1,104.93
7208	<p><b>Parcel ID:</b> 004-230-614-00; <b>Legal Description:</b> LOT 614 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Approximately 60ft x 120 ft on Hickory Dr. 60ft on Hickory and 120ft on N County Line Rd. Flat and adjacent to Lot #7209. Close proximity to Townline Lake. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$42.30</p>	HICKORY DR LAKEVIEW MI	\$1,208.97
7209	<p><b>Parcel ID:</b> 004-230-615-00; <b>Legal Description:</b> LOT 615 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> Please note: There is a possible encroachment on this lot from the garage that belongs to the adjacent parcel to the south. Please be aware some additional complications may occur down the line due to this. Vacant lot approximately 60ft x 120 ft on Hickory Dr. 60ft on Hickory Dr. Close proximity to Townline Lake. Flat land and just a couple trees here...and a couch. Adjacent to Lot #7208. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 16; 39 (see key for full text) <b>Summer Tax Due:</b> \$42.30</p>	HICKORY DR LAKEVIEW MI	\$1,208.97

7210	<b>Parcel ID:</b> 004-240-673-00; <b>Legal Description:</b> LOT 673 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> Approximately 60ft x 120ft lot on Hickory Dr. close to Townline Lake. Property slopes to the east with roughly a 15 ft decline. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$68.48	HICKORY DR LAKEVIEW MI	\$1,329.93
7211	<b>Parcel ID:</b> 004-240-682-00; <b>Legal Description:</b> LOT 682 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> Wooded and hilly. Approximately 60ft x 120ft and sloping mostly to the south. Lots of terrain on a relatively smaller lot. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$68.48	HICKORY DR LAKEVIEW MI	\$749.87
7212	<b>Parcel ID:</b> 004-240-754-00; <b>Legal Description:</b> LOT 754 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> Approximately 60ft x 120ft mostly wooded vacant lot. Steep incline to the north I would say a 50ft rise in elevation to the north. Honeymoon Heights Owners Assoc. is located around Townline Lake. Appearance of Honeymoon Heights is essential, The Board will report Blight in the Sub-Division to Cato Township, and Cato will take action against those who have trash in their yards. HHOA Board wants to encourage residents of the HHOA subdivision to keep their places clean, it does help with property values. And the HHOA board is trying to do their best to stamp out Blight. The Board of Governors voted to continue having a trash day twice a year, once in the fall and once in the spring. Be sure to check out the Honeymoon Heights Website at: <a href="http://www.honeymoonheights.org">www.honeymoonheights.org</a> and find out what your Association Dues will be. <b>Additional Disclosures:</b> 9; 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$11.42	HAZEL RD LAKEVIEW MI	\$1,014.61
7213	<b>Parcel ID:</b> 007-301-139-00; <b>Legal Description:</b> LOT 139 INDIANHEAD PARK NO 1. <b>Comments:</b> Vacant wooded lot approximately 60ft x 170ft. North facing slope. May be buildable for a small cabin. Check locally about Mobile home or trailer use. See Assessor card below, says Channel Frontage of 60'. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$98.40	WOODLAND DR SIX LAKES MI	\$2,292.41
7214	<b>Parcel ID:</b> 007-301-147-00; <b>Legal Description:</b> LOT 147 INDIANHEAD PARK NO 1. <b>Comments:</b> Vacant wooded lot. Approximately 60ft x 150ft. 60ft of frontage on Woodland. Directly across street from lot #7213. Trailer on "next door" lot to the west. Vacant to the East. <b>Summer Tax Due:</b> \$30.81	WOODLAND DR SIX LAKES MI	\$923.97
7215	<b>Parcel ID:</b> 009-009-006-00; <b>Legal Description:</b> 16 R E & W BY 10 RD N & S IN SE COR OF SE 1/4 OF SE 1/4 SEC 9 T10N R6W. 1 A. <b>Comments:</b> Adjacent to lot #7216 - This lot has approximately 250ft frontage on E Colby Rd and 15ft of frontage on Townhall. Moderately wooded and relatively flat. <b>Summer Tax Due:</b> \$64.60	2927 E COLBY RD STANTON MI	\$1,829.49
7216	<b>Parcel ID:</b> 009-009-007-00; <b>Legal Description:</b> COM 10 RDS N OF SE COR OF SE 1/4 OF SE 1/4; TH W 16 RDS; TH N 10 RDS; TH E 16 RDS; TH S 10 RDS TO P OF BEG SEC 9 T10N R6W. <b>Comments:</b> Adjacent to lot #7215 - Address says Colby but this lot has access only to Townhall Rd. Approximately 250ft x 150ft and has a very hard downward north face slope. Heavily wooded. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$46.99	2927 E COLBY RD STANTON MI	\$1,546.44
7217	<b>Parcel ID:</b> 009-460-005-00; <b>Legal Description:</b> LOT 5 ROHN'S ANNEX TO HALF MOON LAKE. <b>Comments:</b> 1 story home with aluminum siding. Appears occupied and has what looks to be an active security system. Lots of "No Trespass" signs. Lawn overgrown and power on. Quiet dirt road/street. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$201.34	1086 KATHLEEN DR STANTON MI	\$4,057.45

7218	<b>Parcel ID:</b> 014-170-000-00; <b>Legal Description:</b> LOTS 13 TO 18 INC NELSON'S ADDITION TO VILLAGE OF GOWEN NELSONS ADDITION TO VILLAGE OF GOWEN. <b>Comments:</b> Large vacant parcel with irregular shape. Landlocked by other parcels. May be easement but not seeing one. Parcel with driveway (not same owner as far as I can see) back roped off w/ no trespass signage. <b>Summer Tax Due:</b> \$66.63	S LANGSTON ST GOWEN MI	\$1,863.74
7219	<b>Parcel ID:</b> 014-170-005-01; <b>Legal Description:</b> LOTS 4 5 7 8 & 9 EX ANY PART OF LOT 4 DES AS BEG AT NW COR OF LOT 3; TH E ALONG N LINE THEREOF AS EXTENDED 280 FT; S 170 FT; W 170 FT; N 110 FT; NWLY TO A POINT ON W LINE OF LOT 3 WHICH IS 50 FT S OF NW COR OF LOT 3; N 50 FT TO P OF BEG; ALSO THAT PART OF LOTS 3 & 4 DES AS BEG AT SW COR OF LOT 3; E ALONG S LINE OF PLAT 280 FT; N 51.54 FT; W 170 FT; N 110 FT; NWLY TO A POINT ON W LINE OF LOT 3; S TO P OF BEG NELSON'S ADDITION TO VILLAGE OF GOWEN. <b>Comments:</b> Irregular shaped lot off S Satterlee Rd. Parcel appears to have 2 separate polygons not touching but one taxable unit possibly. Landlocked by other parcels. May be easement but not seeing one. Parcel with driveway (not same owner as far as I can see) back roped off w/ no trespass signage. <b>Summer Tax Due:</b> \$156.05	LANGSTON RD GOWEN MI	\$3,213.90
7220	<b>Parcel ID:</b> 014-170-011-00; <b>Legal Description:</b> LOTS 11 & 12 NELSON'S ADDITION TO VILLAGE OF GOWEN. <b>Comments:</b> Parcel is triangular in shape. Landlocked by other parcels. May be easement but not seeing one. Parcel with driveway (not same owner as far as I can see) back roped off w/ no trespass signage. <b>Summer Tax Due:</b> \$18.54	LANGSTON ST GOWEN MI	\$1,083.79
7221	<b>Parcel ID:</b> 014-300-108-00; <b>Legal Description:</b> LOT 108 HOLIDAY BEACH. <b>Comments:</b> Vacant Lot ~0.17 Acres in Greenville <b>Summer Tax Due:</b> \$75.55	BLUEBIRD DR GREENVILLE MI	\$1,633.62
7222	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 017-023-020-40; <b>Legal Description:</b> PART OF NE1/4 OF SE1/4 OF SEC 23 T12N R10W DES AS BEG 495 FT S OF E 1/4 COR OF SEC 23; TH S 817.69 FT; TH S89DEG W 352.79 FT ALG S LINE OF NE1/4 OF SE1/4; TH N 11DEG E 528 FT PARALLEL WITH HWY US 131; TH S 89 DEG W 330 FT; TH N 11DEG E 307.55 FT ALG HWY; TH N 89DEG E 517.81 FT TO THE POB. EX PART OF THE SE1/4 OF SEC 23 T12N R10W DES AS COM AT THE E 1/4 COR OF SEC 23; TH S 0DEG23'52W 495 FT ALG THE E SEC LINE TO THE POB; TH S 0DEG23'52W 200 FT; TH N 89DEG54'48W 558.13 FT PARALLEL WITH THE E-W 1/4 LINE; TH N 11DEG47'10E 204.24 FT ALG THE E LINE OF FEDERAL RD; TH S 89DEG54'48E 517.80 FT TO POB. <b>Comments:</b> Large Parcel. Looks to have been used for a "Yard" business at some point (i.e. scrapyard/ Junkyard). Significant clean up has already been performed on this property, so the worst of it is done already! The building is listed under the parcel bundled with this parcel vacant land and still has potential too. Could be used as commercial maybe light industrial. No power in building. Old "bay" style loading dock structure out back but probably not of much use now. Lots of prime road frontage for a business! There is a well on this property, but EGLE has this property listed as location ID 59000226 in their brownfield section. Per EGLE: Based on the samples collected in 2020, the property exhibits limited soil and groundwater contamination with some hydrocarbons (gasoline & diesel type) and metals. These contaminants are present in the soil and groundwater above the Groundwater Surface Water Interface and Drinking Water criteria. Shallow groundwater sampled at the facility contained arsenic, chromium, and lead above the Residential and Nonresidential Drinking Water Cleanup Criteria so it may not be possible for the local health department to permit a well installation without additional evaluation or special well construction considerations. These environmental conditions do not prevent the sale or transfer of the property under Michigan's environmental law but the prospective buyer should conduct environmental due diligence (e.g., All-Appropriate Inquiry Phase I Environmental Assessment, Baseline Environmental Assessment) prior to or within 45-days of completing the purchase of the property(properties). Since brownfield assessment funds were already spent at this facility, future funding assistance options are limited/unlikely but I would encourage a prospective buyer to contact EGLE's Brownfield Section for more information. <b>Additional Disclosures:</b> 13 (see key for full text)  <i>(2 of 2)</i> <b>Parcel ID:</b> 017-023-001-01; <b>Legal Description:</b> PART OF NE 1/4 OF SE 1/4 DES AS COM AT SW COR OF THAT PART OF NE 1/4 OF SE 1/4 & LYING E OF HWY US 131; TH N 32 RDS PARALLEL WITH US 131; E 20 RDS; S 32 RDS PARALLEL WITH US 131; W 20 RDS TO P OF BEG EX COM AT SE COR OF SEC 23; TH N 1312.69 FT ALONG E SEC LINE TO S LINE OF NE 1/4 OF SE 1/4; TH N 89 DEG W 352.79 FT ALONG SAID S LINE TO POB; TH N 89 DEG W 330 FT TO E LINE OF US 131; N 11 DEG E 229.01 FT ALONG E LINE; S 77 DEG E 323.17 FT; S 155 FT TO P OF BEG SEC 23. T12N R10W 2.56 AC M/L. <b>Summer Tax Due:</b> \$384.66	8420 N FEDERAL RD HOWARD CITY MI;  8250 N FEDERAL RD HOWARD CITY MI 49329	\$256,950.58

7223	<b>Parcel ID:</b> 017-500-222-00; <b>Legal Description:</b> LOTS 222 & 223 THE WOODS CLEARWATER RESORT. <b>Comments:</b> Home is a goner...but yet, Occupied. True tails out here in the world. Pictures show roof, but it is totally gone from above. Garage still standing and connected to home. I assume that's where the "living" is taking place. Inspection stopped short by occupant. <b>Additional Disclosures:</b> 33; 5; 21; 6; 36 (see key for full text) <b>Summer Tax Due:</b> \$52.06	8938 MACKINAW TRAIL HOWARD CITY MI	\$1,623.69
7224	<b>Parcel ID:</b> 017-500-310-00; <b>Legal Description:</b> LOTS 310 & 311 THE WOODS CLEARWATER RESORT. <b>Comments:</b> This place is bad but not TOO bad. Open to the elements and needs a new roof. Foundation may need a little repair but overall OK. Floors have some buckling. Good size but needs closed up quick before it gets any worse. Shed is a shed. Quit northern community. <b>Additional Disclosures:</b> 31; 5; 32; 35 (see key for full text) <b>Summer Tax Due:</b> \$225.67	CHIPPEWA TRAIL HOWARD CITY MI	\$2,969.51
7225	<b>Parcel ID:</b> 047-225-016-00; <b>Legal Description:</b> W 1/2 OF LOT 16 & S 1/2 OF W 1/2 OF LOT 17 BLK 25 FIRST ADDITION TO VILLAGE OF HOWARD CITY. <b>Comments:</b> The trailer has been removed from this property and is now a vacant lot with a cement pad and driveway. 76ft x 76ft. Power and Gas both. <b>Additional Disclosures:</b> 9; 42 (see key for full text) <b>Summer Tax Due:</b> \$233.79	225 S MUENSCHER ST HOWARD CITY MI	\$5,794.85
7226	<b>Parcel ID:</b> 052-175-016-00; <b>Legal Description:</b> LOT 16 ASSESSOR'S PLAT OF MILLS' PARK CITY OF GREENVILLE. <b>Comments:</b> At the end of a turn-a-round this lot is approximately 30ft x 50ft and irregular shaped. Mostly wooded and quiet down here. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$33.21	PINE DR GREENVILLE MI	\$1,008.98
7227	<b>Parcel ID:</b> 052-360-084-00; <b>Legal Description:</b> LOT 84 & W 1/2 OF LOT 83 COFFREN AVENUE SUB-DIVISION CITY OF GREENVILLE. <b>Comments:</b> Vacant lot between 2 houses on Summit in Greenville. May need to be kept up as this property is inside of the Village. Not sure if buildable on this size or not. Approximately 75ft x 130ft. Trees in the middle of an otherwise flat lot. <b>Additional Disclosures:</b> 9; 23; 42 (see key for full text) <b>Summer Tax Due:</b> \$108.96	SUMMIT ST GREENVILLE MI	\$1,399.03
7228	<b>Parcel ID:</b> 052-360-086-00; <b>Legal Description:</b> LOT 86 COFFREN AVENUE SUB-DIVISION CITY OF GREENVILLE. <b>Comments:</b> Vacant lot on Summit. Approximately 50ft x 130ft. Lot is in Greenville so it may need to be kept clean and mowed. 50 ft wide may be to skinny to build. Check with local ordinances. Quiet street and nice town. <b>Additional Disclosures:</b> 9; 23; 42 (see key for full text) <b>Summer Tax Due:</b> \$83.66	SUMMIT ST GREENVILLE MI	\$1,909.09
7229	<b>This lot is a "bundle" comprised of 3 parcels</b>  (1 of 3) <b>Parcel ID:</b> 052-360-124-00; <b>Legal Description:</b> LOT 124 COFFREN AVENUE SUB-DIVISION CITY OF GREENVILLE. <b>Comments:</b> Bundle of 3 Parcels on Pearl St. in Greenville  (2 of 3) <b>Parcel ID:</b> 052-360-125-00; <b>Legal Description:</b> LOTS 125 & 126 COFFREN AVENUE SUBDIVISION CITY OF GREENVILLE.  (3 of 3) <b>Parcel ID:</b> 052-360-127-00; <b>Legal Description:</b> LOT 127 COFFREN AVENUE SUB-DIVISION CITY OF GREENVILLE. <b>Summer Tax Due:</b> \$634.83	PEARL ST GREENVILLE MI;  PEARL ST GREENVILLE MI;  PEARL ST GREENVILLE MI	\$6,029.97
7232	<b>Parcel ID:</b> 052-546-005-50; <b>Legal Description:</b> E 39 FT OF LOT 5 BLK 1 MILLER & MILLER'S ADDITION TO CITY OF GREENVILLE. <b>Comments:</b> Currently occupied (6-14-22). Home is 1 story with shingle siding and what looks to be an older metal roof. Cannot tell foundation from street. No other visible buildings (garages) on parcel. Looks like a shed/shanty of some type in backyard. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$667.96	305 W CONGRESS ST GREENVILLE MI	\$4,116.95
9997220	<b>Parcel ID:</b> 014-170-011-00; <b>Legal Description:</b> LOTS 11 & 12 NELSON'S ADDITION TO VILLAGE OF GOWEN. <b>Comments:</b> Parcel is triangular in shape. Landlocked by other parcels. May be easement but not seeing one. Parcel with driveway (not same owner as far as I can see) back roped off w/ no trespass signage. <b>Summer Tax Due:</b> TBA	LANGSTON ST GOWEN MI	\$1,083.79

## Additional Disclosures Key

**5:** One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

**6:** This property is **occupied**. Please respect the privacy of current occupants and limit any inspection to what can be **safely observed from the road**. Some occupants may be upset or angry and may meet contact with aggression or violence. **Please use discretion and caution when researching this or other occupied properties**. Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

**7:** This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

**9:** This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

**11:** This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

**13:** A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

**16:** This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

**17:** Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

**21:** This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property**. However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

**23:** This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

**31:** This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property **must** be rehabilitated to meet local building codes **prior to use or occupancy**. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

**32:** This building contains evidence of **mold**. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which

could exceed the value of the building. Please conduct your own research and bid accordingly.

**33:** The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

**34:** The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

**35:** This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

**36:** This parcel includes a structure which should be considered **DANGEROUS**. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. **You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.** Trespassers are subject to prosecution.

**39:** This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

**41:** This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

**42:** Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and **should not base your valuation on the stated SEV.**

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

**50:** The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

**52:** This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

**62:** This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

**63:** Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

**66:** This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.



**68:** This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***